

ZB# 00-12

Richard Morasse

60-1-21.2

#00-12- Monasse, Richard

area 60-1-21.2

Prelim.

April 10, 2000.

Public Hearing:

June 12, 2000.

Withdrawn

Refund: \$247.00



May 11/41



After May 11th:
New address:

P.O. Box 131
Cthol, N.Y.
12510.

518-623-
4313

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Morasse, Richard

FILE# 00-12

RESIDENTIAL: \$50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA X

USE _____

APPLICATION FOR VARIANCE FEE \$ 50.00

*

*

*

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 300.00

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 4/10/02 - 4 \$ 18.00

2ND PRELIMINARY- PER PAGE \$ _____

3RD PRELIMINARY- PER PAGE \$ _____

PUBLIC HEARING - PER PAGE \$ _____

PUBLIC HEARING (CONT'D) PER PAGE \$ _____

TOTAL \$ 18.00

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: 4/10/02 \$ 35.00

2ND PRELIM. \$ _____

3RD PRELIM. \$ _____

PUBLIC HEARING. \$ _____

PUBLIC HEARING (CONT'D) \$ _____

TOTAL \$ 35.00

MISC. CHARGES:

..... \$ _____

TOTAL \$ 53.00

LESS ESCROW DEPOSIT \$ 300.00

(ADDL. CHARGES DUE) \$ _____

REFUND DUE TO APPLICANT \$ 247.00

*Paid # 211
5/11/00*

*Paid # 212
5/11/00*

Date _____

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553**

TO

DR.

TE

CLAIMED

ALLOWED

M

RICHARD R. MORASSE
URSULA MORASSE
19 LAKE SIDE DR. 914-496-7278
NEW WINDSOR, NY 12553

50-7327/2213
641

212

Date May 11, 2000

Pay to the
Order of

Town of New Windsor

\$ 300.00

Three Hundred & 00/100

Dollars

REGISTRY WORK

© Charles Schwab & Co.



Capital Communications Federal Credit Union
18 Computer Drive East, Albany, New York 12205

For ZBA #00-12

Ursula Morasse

⑆221373273⑆7564191222304⑈0212

M

RICHARD R. MORASSE
URSULA MORASSE
19 LAKE SIDE DR. 914-496-7278
NEW WINDSOR, NY 12553

50-7327/2213
641

21

Date May 11, 2000

Pay to the
Order of

Town of New Windsor

\$ 50.00

Fifty & 00/100

Dollars

REGISTRY WORK

© Charles Schwab & Co.



Capital Communications Federal Credit Union
18 Computer Drive East, Albany, New York 12205

For ZBA #00-12

Ursula Morasse

⑆221373273⑆7564191222304⑈0211

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914) 563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: March 21, 2000

Revised: May 5, 2000

APPLICANT: Richard Morasse
19 Lakeside Drive
New Windsor, New York 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : New One Family House

LOCATED AT: Short Road

ZONE: R-4

DESCRIPTION OF EXISTING SITE: Vacant Lot 60-1-21.2

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Proposed existing building lot will not meet minimum lot area, lot width, side yard, and minimum street frontage

FILE COPY

*With Appeal
5-31-2000*

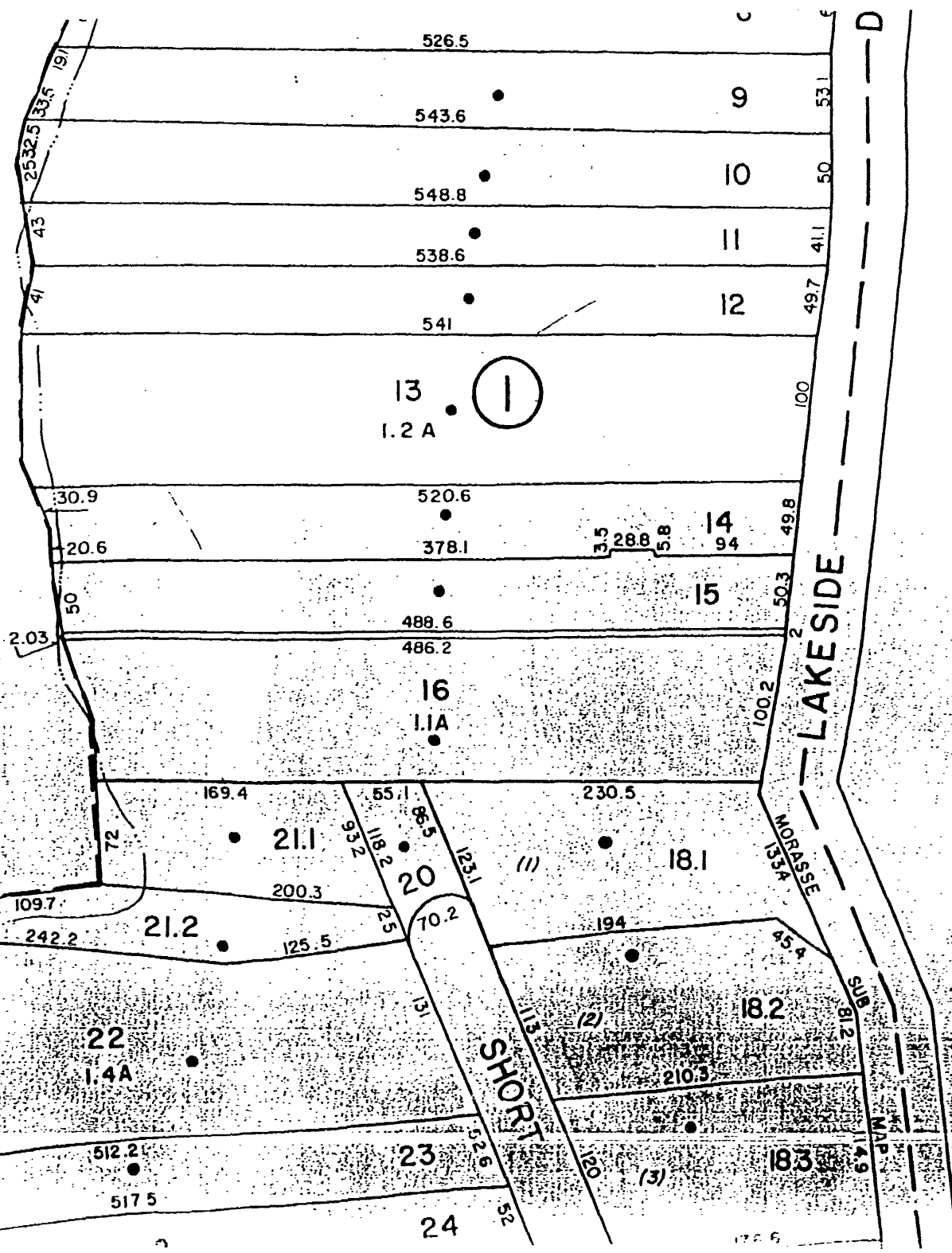

BUILDING INSPECTOR

PERMITTED	PROPOSED OR AVAILABLE:	VARIANCE REQUEST:	USE
	ZONE: R-4		
21,790	MIN. LOT AREA: 14,520 SQ Ft	7,270 Sq Ft	7-C
100'	MIN LOT WIDTH: 45'	55'	7-D
	REQ=D.. FRONT YD:		
15'	REQ=D. SIDE YD: 5'	10'	7-F
	REQD. TOTAL SIDE YD:		
	REQ=D REAR YD:		
60'	REQ=D FRONTAGE: 0	60'	7-H
	MAX. BLDG. HT.:		
	FLOOR AREA RATIO:		
	MIN. LIVABLE AREA:		
	DEV. COVERAGE:		

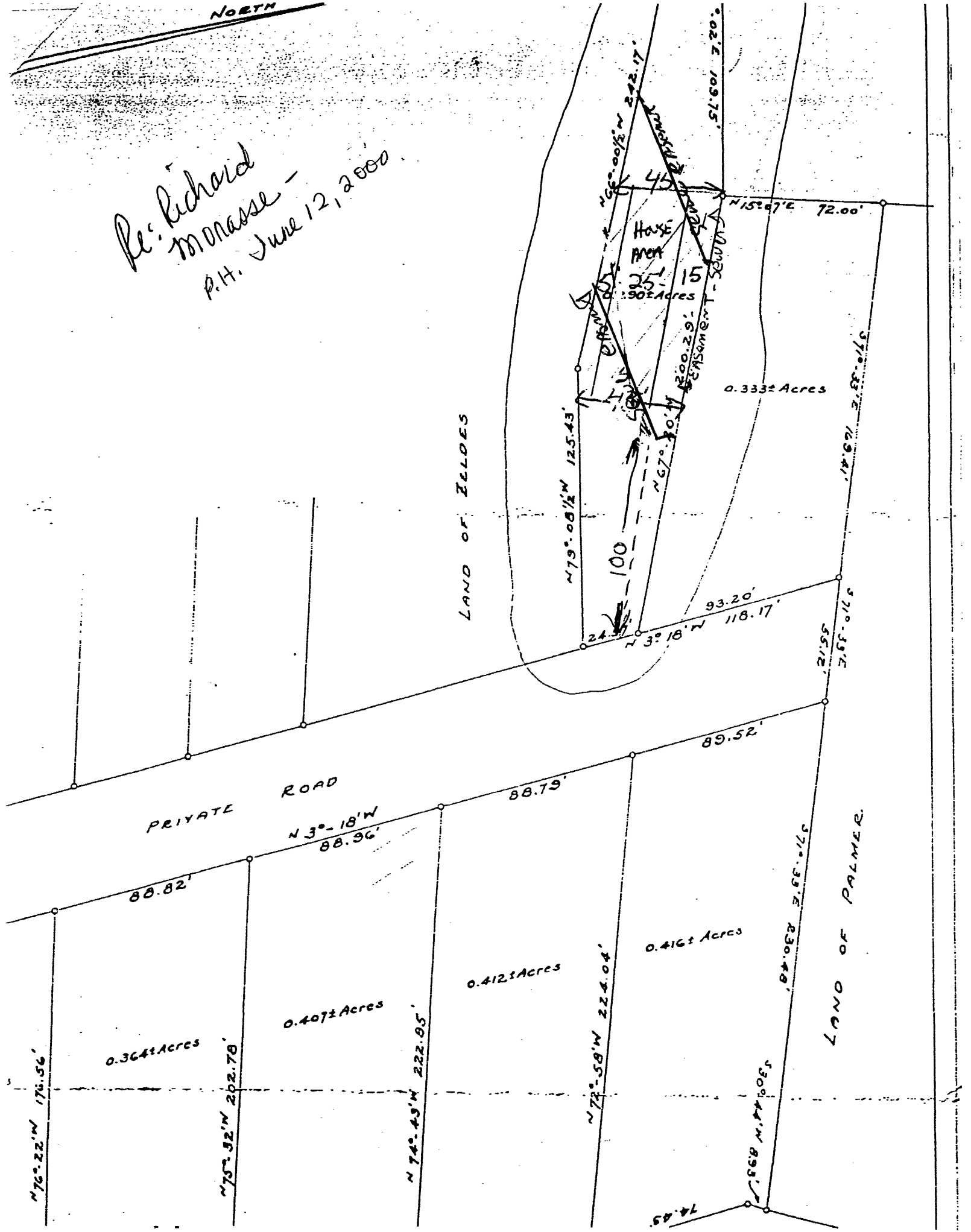
cc: Z.B.A., APPLICANT, FILE W/ ATTACHED MAP

LAKE

57



NORTH



THESE PROVISIONS ARE NOT TO BE CONSTRUED AS A PROPERTY SURVEY OF THAT PARCEL.

N/F
BRAND
60-1-22

N/F
OWENS
60-1-21.1

EXISTING SANITARY
SEWER EASEMENT

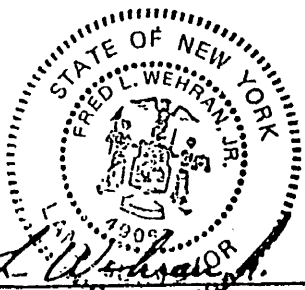
N67°-20'-00"W

N66°-00'-30"W
41.83'

N64°-00'-30"E
7.76'

41.36'

BEAVER DAM LAKE



3/10/81

FRED L. WEHRAN, JR., N.Y.C. Lic. No. 49067 Date

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP
ARE A VIOLATION OF SECTION 7209, SUB-SECTION 2,
OF THE N. Y. STATE EDUCATION LAW.

LEGEND

PROPERTY LINE
PERMANENT EASEMENT
TEMPORARY CONSTRUCTION EASEMENT

TAX MAP: SECTION 60, BLOCK 1, LOT 212
DEED: LIBER 1997, PAGE B31

MAP OF
LANDS OF ROSE MORASSE & RICHARD MORASSE

FOR
EASEMENT ACQUISITION
SANITARY SEWER DISTRICT NO. 23

TOWN OF NEW WINDSOR, ORANGE COUNTY, N.Y.

SURVEYED PA
DESIGNED RR
DRAWN AP
CHECKED RR

WE WEHRAN ENGINEERING
CONSULTING ENGINEERS

LIBER 2222 PG 907

MIDDLETOWN, N.Y.

SCALE 1" = 40'
DATE MAR. 1982
PROJ. NO. 01229104

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

00-12

Date:

5/11/00

I. ✓ Applicant Information:

- (a) Richard & Ursula Morase 19 Lake Side Dr. 496-7278
(Name, address and phone of Applicant) (Owner) ~~496-7278~~
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. ✓ Property Information:

- (a) R-4 Short Rd. New Windsor 60-1-2112 0.290 ACERS
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? NONE
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? SAM, 1950 SAM - 1971 DEATH
- (e) Has property been subdivided previously? NO FATHER
- (f) Has property been subject of variance previously? NO 1996 SOLE OWNER
- If so, when? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow: _____
(Describe proposal) _____
- _____
- _____
- _____
- _____

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes _____ No _____.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

✓ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of use/bulk Regs., Col. CDEFH.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>21,790</u>	<u>1452 SQ FT</u>	<u>7270 Sq FT</u>
Min. Lot Width <u>100'</u>	<u>45'</u>	<u>55'</u>
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. <u>15'</u>	<u>5'</u>	<u>10'</u>
Reqd. Rear Yd. _____	_____	_____
Reqd. Street Frontage* <u>60'</u>	<u>0'</u>	<u>60'</u>
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

* Residential Districts only

** No-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

FAMILY OWNED SINCE 1950 - Bought out other members in 1996.
SON WANTS TO BUILD ON PROPERTY TO CONTINUE LIVING IN TOWN
HE WAS BORN IN, WE HAVE ALWAYS WORKED WITH THE
TOWN IN GRANTING EASEMENTS AT NO COST. So the BENEFIT
OF OUR NEIGHBORS AND THE TOWN

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: N/A

(a) Variance requested from New Windsor Zoning Local Law,
 Section _____, _____ Regs.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign	_____	_____	_____
Sign 3	_____	_____	_____
Sign	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation: N/A

(a) Interpretation requested of New Windsor Zoning Local Law,
 Section _____, Table of _____ Regs.,
 Col. _____.

(b) Describe in detail the proposal before the Board:

✓ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

WE PLAN TO BUILD A HOME THAT WILL SIT IN
WITH THE SPIRIT OF THE NEIGHBORHOOD, AND IN NO
WAY CAUSE HARD SHIP TO ANY NEIGHBOR.

✓ IX. Attachments required:

- ✓ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- ✓ Copy of tax map showing adjacent properties.
- N/A Copy of contract of sale, lease or franchise agreement.
- ✓ Copy of deed and title policy.
- ✓ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- N/A Copy(ies) of sign(s) with dimensions and location.
- ✓ Two (2) checks, one in the amount of \$50.00 and the second check in the amount of \$300.00, each payable to the TOWN OF NEW WINDSOR.
- ✓ Photographs of existing premises from several angles.

X. Affidavit.

Date: 5/11/00.

STATE OF NEW YORK)
) SS.:
 COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Richard Morano
 (Applicant)

Sworn to before me this

11th day of May, 2000.

XI. ZBA Action:

(a) Public Hearing date:

PATRICIA A. CORSETTI
 Notary Public, State of New York
 No. 01BA4904434
 Qualified in Orange County
 Commission Expires August 31, 2021.

(b) Variance: Granted (____) Denied (____)

(c) Restrictions or conditions: _____

_____.

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC
HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF
APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

May 2, 2000

36

Richard Morasse
19 Lake Side Drive
New Windsor, NY 12553

Re: 60-1-21.2

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerks Office.

Sincerely,

Leslie Cook
Sole Assessor

LC/lrd
Attachments

CC: Pat Corsetti, ZBA

John Cito Jr.
286 Lakeside Road
Newburgh, NY 12550

Arthur Weider
552 Laguardia Place
New York, NY 10012

Mirja Hoffman
5500 Fieldstone Road
Bronx, NY 10471

Serge & Julia Morel
20 Lake Side Drive
New Windsor, NY 12553

Henry & Betsy Bremer
108 Windsor Terrace
Salisbury Mills, NY 12577

Richard Clausen
29 Lake Side Drive
New Windsor, NY 12553

Bruce & Carole Anne Shepard
16 Lake Side Drive
New Windsor, NY 12553

Francis & Marianne Sutton
106 Windsor Terrace
Salisbury Mills, NY 12577

Betty Mans
16 Tamara Road
Cornwall, NY 12518

Jeffrey & Kathleen Roma
PO Box 109
Salisbury Mills, NY 12577

The County of Orange F/B/O Beaver Dam
Lake Protection & Rehabilitation District
265 Main Street
Goshen, NY 10924

~~Richard & Ursula Morasse
19 Lake Side Drive
New Windsor, NY 12553~~

Beaver Dam Lake Protection &
Rehabilitation District
C/o Department of Public Works
Route 17M
Goshen, NY 10924

Karen Niazi
8213 100 55th Avenue
Howard Beach, NY 11414

John & Gail Morasse
13 Lake Side Drive
New Windsor, NY 12553

Charles & Margaret Decker
191 Lake Road
Salisbury Mills, NY 12577

Robert & Marianne Miller
102 Windsor Terrace
Salisbury Mills, NY 12577

Thomas & Annemarie Frich
2 Short Road
New Windsor, NY 12553

Mary O'Brien Trust
111 Briny Avenue, Apt. 2614
Pompano Beach, FL 33062

William & Margaret Collins
24 Valley Drive
Salisbury Mills, NY 12577

Arthur Beal
19 Short Road
New Windsor, NY 12553

Russell Leiter
Jennifer Bates
118 Windsor Terrace
Salisbury Mills, NY 12577

Douglas Hirsch
41 Lake Side Drive
New Windsor, NY 12553

Thomas & Joann Brand Jr.
13 Short Road
New Windsor, NY 12553

Robert & Sandra Haight
7 Finnegan Lane
Goshen, NY 10924

Cecelia Llanusa
1641 West Lake Drive
Rock Hill, SC 29731

Margaret Lally
17 West 174 Deerpath Road
Bensenville, IL 60106

Paul & Donna Goodrich
112 Windsor Terrace
Salisbury Mills, NY 12577

Judy Schmidt
33 Lake Side Drive
New Windsor, NY 12553

Harold Kiernan
Patricia Kennedy
PO Box 307
Salisbury Mills, NY 12577

Raymond & Margaret Robare
3 Short Road
New Windsor, NY 12553

X

Edith Kolodie
1 Short Road
New Windsor, NY 12553

X

Jaime Vargas
607 Shore Road
New Windsor, NY 12553

X

Anthony & Christine Gooler
327 Walnut Avenue
New Windsor, NY 12553

X

Frank & Alice Allen
622 Shore Drive
New Windsor, NY 12553

X

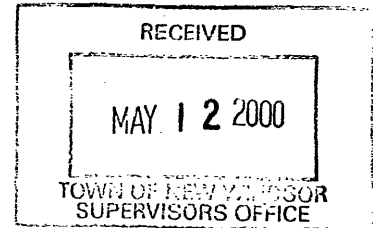
David Newman
PO Box 493
Fishkill, NY 12524

X

Guy & Beth Rickli
10 Lake Side Drive
New Windsor, NY 12553

X

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(814) 563-4811



RECEIPT
#351-2000

05/12/2000

Morasse, Richard
19 Lakeside Dr
New Windsor, NY 12553

Received \$ 50.00 for Zoning Board Fees, on 05/12/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

-----X

Richard Morasse

00-12.

_____X

PATRICIA A. CORSETTI, being duly sworn, deposes and says:

That on the 12th day of May, 2020, I compared the 36 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then caused the envelopes to be deposited in a U.S. Depository within the Town of New Windsor.

Patricia C. Corsetti
~~Notary Public~~

____ day of _____, 20____.

Notary Public

PUBLIC NOTICE OF HEARING

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 12.

Request of Richard Morasse

for a VARIANCE of the Zoning Local Law to Permit:

A building lot w/ less than the allowable lot area, lotwidth, side yard and minimum street frontage;

being a VARIANCE of Section 48-12 - Table of Use/Bulk Regs. - C, D, F, H.

for property situated as follows:

w/ Short Road, New Windsor, N.Y.

known and designated as tax map Section 60, Blk. 1 Lot 31.2.

PUBLIC HEARING will take place on the 12th day of June, 2000 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.

James Nugent
Chairman

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

ROSE MORASSE, RICHARD MORASSE, SR.
and RONALD MORASSE

TC

RICHARD MORASSE, SR.

SECTION 60 BLOCK 1 LOT 21.2

RECORD AND RETURN TO:

(Name and Address)

HERE IS NO FEE FOR THE RECORDING OF THIS PAGE

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH

RECORDED INSTRUMENT ONLY

BLOOM & BLOOM, P.C.
#530 BLOOMING GROVE TURNPIKE
POST OFFICE BOX 4323
NEW WINDSOR, NEW YORK 12553

R-7932

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED XX MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

PROPERTY LOCATION

___ 2089 BLOOMING GROVE (TN)
___ 2001 WASHINGTONVILLE (VLG)
___ 2289 CHESTER (TN)
___ 2201 CHESTER (VLG)
___ 2489 CORNWALL (TN)
___ 2401 CORNWALL (VLG)
___ 2600 CRAWFORD (TN)
___ 2800 DEERPARK (TN)
___ 3089 GOSHEN (TN)
___ 3001 GOSHEN (VLG)
___ 3003 FLORIDA (VLG)
___ 3005 CHESTER (VLG)
___ 3200 GREENVILLE (TN)
___ 3489 HAMPTONBURGH (TN)
___ 3401 MAYBROOK (VLG)
___ 3689 HIGHLANDS (TN)
___ 3601 HIGHLAND FALLS (VLG)
___ 3889 MINISINK (TN)
___ 3801 UNIONVILLE (VLG)
___ 4089 MONROE (TN)
___ 4001 MONROE (VLG)
___ 4003 HARRIMAN (VLG)
___ 4005 KIRYAS JOEL (VLG)

___ 4289 MONTGOMERY (TN)
___ 4201 MAYBROOK (VLG)
___ 4203 MONTGOMERY (VLG)
___ 4205 WALDEN (VLG)
___ 4489 MOUNT HOPE (TN)
___ 4401 OTISVILLE (VLG)
___ 4600 NEWBURGH (TN)
___ 4800 NEW WINDSOR (TN)
___ 5089 TUXEDO (TN)
___ 5001 TUXEDO PARK (VLG)
___ 5200 WALLKILL (TN)
___ 5489 WARWICK (TN)
___ 5401 FLORIDA (VLG)
___ 5403 GREENWOOD LAKE (VLG)
___ 5405 WARWICK (VLG)
___ 5600 WAWAYANDA (TN)
___ 5889 WOODBURY (TN)
___ 5801 HARRIMAN (VLG)

CITIES

___ 0900 MIDDLETOWN
___ 1100 NEWBURGH
___ 1300 PORT JERVIS

NO. PAGES _____ CROSS REF _____
CERT. COPY _____ AFFT. FILED _____

PAYMENT TYPE: CHECK _____
CASH _____
CHARGE _____
NO FEE _____

CONSIDERATION \$ _____
TAX EXEMPT _____

MORTGAGE AMT \$ _____
DATE _____

MORTGAGE TYPE:
___ (A) COMMERCIAL
___ (B) 1 OR 2 FAMILY
___ (C) UNDER \$10,000.
___ (E) EXEMPT
___ (F) 3 TO 6 UNITS
___ (I) NAT.PERSON/CR.UNION
___ (J) NAT.PER-CR.UN/ OR 2
___ (K) CONDO

___ 9999 HOLD

RECEIVED FROM: _____

Joan A Macchi

JOAN A. MACCHI
Orange County Clerk

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the 23rd day of Dec. 1976.

BETWEEN ROSE MORASSE, presently residing at #23
Lakeside Drive, New Windsor, Orange County, New
York 12553, RICHARD MORASSE, SR., presently
residing at #23 Lakeside Drive, New Windsor, Orange
County, New York 12553 and RONALD MORASSE, presently
residing at #54 Wood Oak Drive, Westbury, New York
11590

RICHARD MORASSE, SR., presently residing at
#23 Lakeside Drive, New Windsor, Orange County, grantee
New York 12553

WITNESSETH, that the grantor, in consideration of

----- TEN AND 00/100 ----- Dollars, paid by the grantee
hereby grants and releases unto the grantee, the heirs or successor and assigns of the grantee forever,

ALL

Short Road
Town of New Windsor
County of Orange
(60 - 1 - 21.2)

See Schedule "A" attached hereto and made a part hereof.

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. AND the said grantor covenants that the grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever. This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires. IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

In presence of:

✓ Rose Morasse L. S.

Rose Morasse

✓ Richard Morasse, Sr. L. S.

Richard Morasse, Sr.

✓ Ronald Morasse L. S.

Ronald Morasse

STATE OF NEW YORK, COUNTY OF

ss.:

On the day of 19 , before
me personally came to me known,
who, being by me duly sworn, did depose and say that deponent resides
at No. of the corporation described in and which
deponent is executed, the foregoing instrument; deponent knows the seal of said
corporation; that the seal affixed to said instrument is such corporate
seal; that it was so affixed by order of the Board of Directors of said
corporation; deponent signed deponent's name thereto by like order.

STATE OF NEW YORK, COUNTY OF Orange

ss.:

On the 26th day of November 1994, before
me personally came

Rose Morasse

to me known to be the individual described in, and who executed
the foregoing instrument, and acknowledged that She executed
the same.

MARY ANN BRAUN
Notary Public, State of New York
No. 01BR5016330
Qualified in Orange County
Commission Expires August 9, 1997

✓ Mary Ann Braun
Notary Public

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, Orange County, New York, and more particularly described and bounded as follows:

BEGINNING at the southeast corner of the foregoing described parcel which point is on the westerly side of Short Road, and runs thence from said point of beginning the following six courses, namely: (1) North 3 degrees 18' West 24.97 feet to a point on the westerly side of Short Road; (2) North 67 degrees 20' West 200.29 feet to a point on the easterly shore of Beaver Dam Lake; (3) North 78 degrees 02' East along the easterly shore of Beaver Dam Lake 109.75 feet to a point; (4) South 86 degrees 53' West 50.90 feet along the easterly shore of Beaver Dam Lake to a point; (5) South 66 degrees 00 1/2' East 242.17 feet along the northern boundary of lands now or formerly of Zeldes to a point; (6) thence, still along said Zeldes lands South 79 degrees 08 1/2' East 125.43 feet to the point or place of beginning; containing 0/290 acres more or less.

Subject to the right of way any telephone or telegraph company or electric light or power company, or any other public utility, as established, or of record if any there be.

Subject to drainage easements of record heretofore granted to the Town of New Windsor.

Together with the rights, privileges, grants and easements if any, heretofore granted to William J. Cruthers and Charles Boos, prior grantors, to the extent that the parties of the first part may grant same.

Subject to restrictions, reservations, covenants and conditions or record, contained in deed dated March 30, 1950, and recorded April 11, 1950, in the Orange County Clerk's Office in Liber 1154 of Deeds at page 54.

Granting further to the parties of the second part, their heirs and assigns, an undivided interest in common with William J. Cruthers and Charles Boos, their heirs and assigns, in and to that parcel of land fronting on Beaver Dam Lake, in the Town of New Windsor, Orange County, New York, more particularly bounded and described as follows:

BEGINNING at a point on the easterly shore of Beaver Dam Lake, the said point of beginning is at the easterly end of a course described as South 75 degrees 15' East 522 feet in the boundary line description in the deed of conveyance given to William J. Cruthers and Charles Boos by Anna Johnson; running thence (1) in a northeasterly direction for a distance of 100 feet, along the easterly shore of said Lake, to an iron pipe driven into the ground, thence (2) South 65 degrees 44' East 214.23 feet, over and through lands now or formerly of said Cruthers and Boos to an iron pipe driven into the ground, thence (3) South 18 degrees 22' East 33 feet, along the westerly line of Lakeside Drive formerly described as a right of way 50 feet in width, within the bounds of which the said Cruthers and Boos have has a road constructed and which is now a public highway, thence (4) South 12 degrees 30' East 68 feet, along the westerly line of the said road, to a point, (5) thence North 65 degrees 44' West 270 feet more or less over and through land now or formerly of the said Cruthers and Boos, to the point of beginning. Containing 0.55 acres more or less.

SCHEDULE

A

BEING the same premises in part heretofore conveyed to the parties of the first part by Frank Bartolotta et al by deed dated December 17, 1954, and recorded in the Office of the Orange County Clerk in Liber 1331 of Deeds at page 367.

AND ALSO ALL that certain piece, parcel or tract of land situate, lying and being in the Town of New Windsor, Orange County, New York, and more particularly bounded and described as follows:

BEGINNING at the point of intersection of the easterly line of Short Road, formerly a private road, and now a public highway, and the southerly line of lands of Palmer, formerly of Cruthers and Boos, the said point of intersection is South 71 degrees 33' East 225 feet more or less from a point on the easterly shore of Beaver Dam Lake, near the southwesterly corner of said parcel of Palmer; thence running South 3 degrees 18' East 86.53 feet along lands of Roland Morasse and along the easterly line of said Short Road; thence (2) along an arc with a radius of 30 feet westwardly and southwardly crossing Short Road for a distance of 70.2 feet to a point on the westerly line of said Short Road, (the center of the arc is South 41 degrees 40' West 30 feet from the point of beginning of the arc on the easterly side of the road) said point on the westerly side of said Short Road being on the boundary line between lands of one Zeldes, and lands of or formerly of Morasse, Miano and Morasse, as described in a certain deed recorded in the Orange County Clerk's Office in Liber 1331 of Deeds, page 367, which said point is at the intersection between said boundary line and the said westerly side of said Short Road; thence (3) North 3 degrees 18' West 118.17 feet along the westerly side of said Short Road to its point of intersection with the southerly line of said Palmer lands; (4) thence South 71 degrees 33' East 55.12 feet along the said southerly line of said Palmer lands to the point or place of Beginning.

ALSO BEING and intended to be the same premises as described in that certain deed dated the 27th day of October, 1961, running from Frank Miano and Arcade Guerin to Roland Morasse, which deed was thereafter recorded in the Office of the Orange County Clerk on the _____ day of _____, 19__ in Liber 1605 of Deeds at page 392.

STATE OF NEW YORK)
COUNTY OF ORANGE) ss:
COUNTY OF ORANGE)

On the 26th day of November, 1996, before me personally came
Richard Morasse, Sr. to me known to be the individual
described in, and who executed the foregoing instrument, and
acknowledged that he executed the same.

Ellen Testa
Notary Public

ELLEN TESTA
Notary Public in the State of New York
in and for Ulster County
Commission Expires March 8, 1997

STATE OF NEW YORK)

COUNTY OF _____) ss:
)

On the 23rd day of December, 1996, before me personally came RONALD MORASSE to me known to be the individual described in, and who executed the foregoing instrument, and acknowledged that he executed the same.

ANDREW T. SQUASSONI
Notary Public, State of New York
No. 01SQ5064005
Qualified in Nassau County
Commission Expires August 5, 1998

x Andrew Squassoni
Notary Public

Date, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

Frances Roth
168 N. Drury Lane
TO Newburgh, N.Y. 12550 DR.

DATE			CLAIMED	ALLOWED
4/10/00		Zoning Board Mtg	75 00	
		Misc - 2		
		Huxel - 6 pgs		
		Marasse - 4 18.00		
		Malloy - 8		
		Sherman - 4		
		Moreneg's - 3	121 50	
		27		
			196 50	

MORASSE, RICHARD

MR. TORLEY: Request for 7,270 square foot lot area, 55 ft. lot width, 10 ft. side yard and 36 ft. street frontage variances in order to construct a single-family dwelling on Short Road in an R-4 zone.

Mr. Richard Morasse appeared before the board for this proposal.

MR. MORASSE: We have been in the area since 1950, we have owned the property since 1950 and the lot was changed in 1952. I have retired and I'm moving out of the area. My youngest son is remaining in the area and lives and actually works in the area, he works for Lucent Technologies, in fact, he services your phone system here.

MR. TORLEY: Now I know who to call.

MR. MORASSE: What I want to do is I want to turn this lot over to him so that he could put a dwelling there for himself. I'm moving north of here about 2 1/2 half hours and it will be a convenient spot for us to come down for when we visit the family. There's a sewer line that's on the property line which I had signed an easement over to.

MS. BARNHART: Yes, I remember that.

MR. MORASSE: And I hadn't asked for anything in return, just for the benefit of my neighbors and basically, that's where we stand now.

MR. TORLEY: This is the lot you're referring to.

MR. MORASSE: Yes, I've got some photographs I can show you also where it's situated.

MR. KRIEGER: There's nothing on the lot right now?

MR. MORASSE: No, it's an empty lot. This is a couple of pictures I took, this is standing at the top of the lot looking out across the lake, this white birch tree, this line would run from here straight up to the road,

this is not my property on this side but from this point over where the boat is to here would be the property, it's a lovely spot. The only two dwellings that are near me are two houses that are located on the road, this being one here, this is a dead-end street also and this is a picture here looking up from the lake at it. The one house I had they were looking for an easement for a variance because they put a porch on that faced out towards my property and I had no problem with that. The other one there's a garage that sits I guess on the town road which you can see here. Now, my driveway to get down comes right down in here between where this is, but this garage here belongs with this house and what I would do is I would be coming down from here and where I would like to put the house up in here so I really, you know, it's not going to be on top of anybody else's house, although it's close to the side lot. This is another picture here.

MR. TORLEY: Mike, does this, why does this not meet the substandard lot exceptions for out there, I mean, the Town Code has an exception for the pre-existing substandard lots.

MR. BABCOCK: It's because of the lot width, Larry, is one of the reasons it doesn't meet all the criteria to become one because the lot width, the longest he's got is 25 foot, I don't have that code in front of me, but I think the minimum is 50 feet to be considered a non-conforming lot.

MR. MORASSE: You're talking about for frontage on the road?

MR. BABCOCK: Yes.

MR. REIS: We have sewer there, do we have water as well?

MR. MORASSE: There's sewer.

MR. BABCOCK: There's no water.

MR. MORASSE: The public water system is probably I think goes to the last house which is at the top of the

April 10, 2000

10

hill from me is the last house that's on it and that's probably maybe 500 feet.

MR. TORLEY: Are they in the water district?

MR. BABCOCK: That's Beaver Dam Lake, it's private, that's one of the other criteria it has to have for non-conforming lot. Larry, if we did consider it a non-conforming lot just so you know, he'd still be here for variances because of the road frontage and the side yard setback.

MR. TORLEY: Clearly is what you would call a uniquely shaped lot.

MR. BABCOCK: Oh, yes.

MR. TORLEY: Gentlemen?

MR. REIS: Which property is your property?

MR. MORASSE: Well, let's see, up in here, these lots here, this lot here, this lot here, this, all this side of the road other than the corner, well, actually, now I own this just these two lots here.

MR. TORLEY: They are not adjacent to this property?

MR. MORASSE: They are.

MR. REIS: Whose is this?

MR. MORASSE: This is, it's new people that bought it, used to be Owens and then it was, I can't remember his name, but all of this at one time belonged to the family, all of this whole up to the corner here and back, I guess we used to own the road too because we were the only people with property on both sides of the road and I guess at that point in time, if you owned property on both sides of the road, you were considered the owner of the road.

MR. REIS: Make a motion that we set up Mr. Morasse for a public hearing for his requested variance.

April 10, 2000

11

MR. KANE: Second the motion.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE

MR. KRIEGER: If you, when you come back to the public hearing, if you'd address yourself to the criteria set forth on this sheet, which you may take with you that would be helpful since those are the criteria on which the zoning board must decide.

MR. TORLEY: Additional photographs maybe, don't do anything fancy, just make sure, however, that your measurements are correct, because if we give you a five foot variance and turns out you need a 5 1/2 foot variance, you need to start all over again. You don't want to do that.

MR. MORASSE: Right, I got you.

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914)563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: March 3, 2000

APPLICANT: Richard Morasse
19 Lakeside Drive
New Windsor, New York 12553

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 3/7/00

FOR : Existing Shed

LOCATED AT: 19 Lakeside Drive

ZONE: R-4

DESCRIPTION OF EXISTING SITE: A-1 60-1-18.3

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1.Existing Shed does not meet minimum 10' side yard set back.


BUILDING INSPECTOR

PERMITTED 10'

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: 48-14A-1-B

MIN. LOT AREA:

MIN LOT WIDTH:

REQ'D.. FRONT YD:

REQ'D. SIDE YD:

3'

7'

REQD. TOTAL SIDE YD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE ,W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered:
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

RECEIVED

MAR 06 2000

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:
Building Permit #: 112-2000

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE PERMIT WILL BE ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises RICHARD & URSULA MORASSU

Address 19 LAKE SIDE DR. Phone 914 496 7278

Mailing Address 19 LAKE SIDE DR New Windsor NY

Name of Architect S&B

Address _____ Phone _____

Name of Contractor S&B

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer. _____

(Name and title of corporate officer)

1. On what street is property located? On the W side of LAKE SIDE DRIVE
(N,S,E or W)
and Short Rd 500 feet from the intersection of Short Rd.

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y N ✓

3. Tax Map Description: Section 60 Block 1 Lot 18.3

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy RESIDENCE b. Intended use and occupancy SHED - Pre Existing

5. Nature of work (check if applicable) New Bldg ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other ☒

6. Is this a corner lot? no

7. Dimensions of entire new construction. Front 12' Rear 12' Depth 13' Height 9'6" No. of stories 1

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost \$725 - 1981 Fee _____

PAID

50.00

Receipt 369

3 1 7 1 2000
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(914) 563-4618
(914) 563-4693 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Robert M. M...
(Signature of Applicant)

15 LAKE SIDE DR
(Address of Applicant)

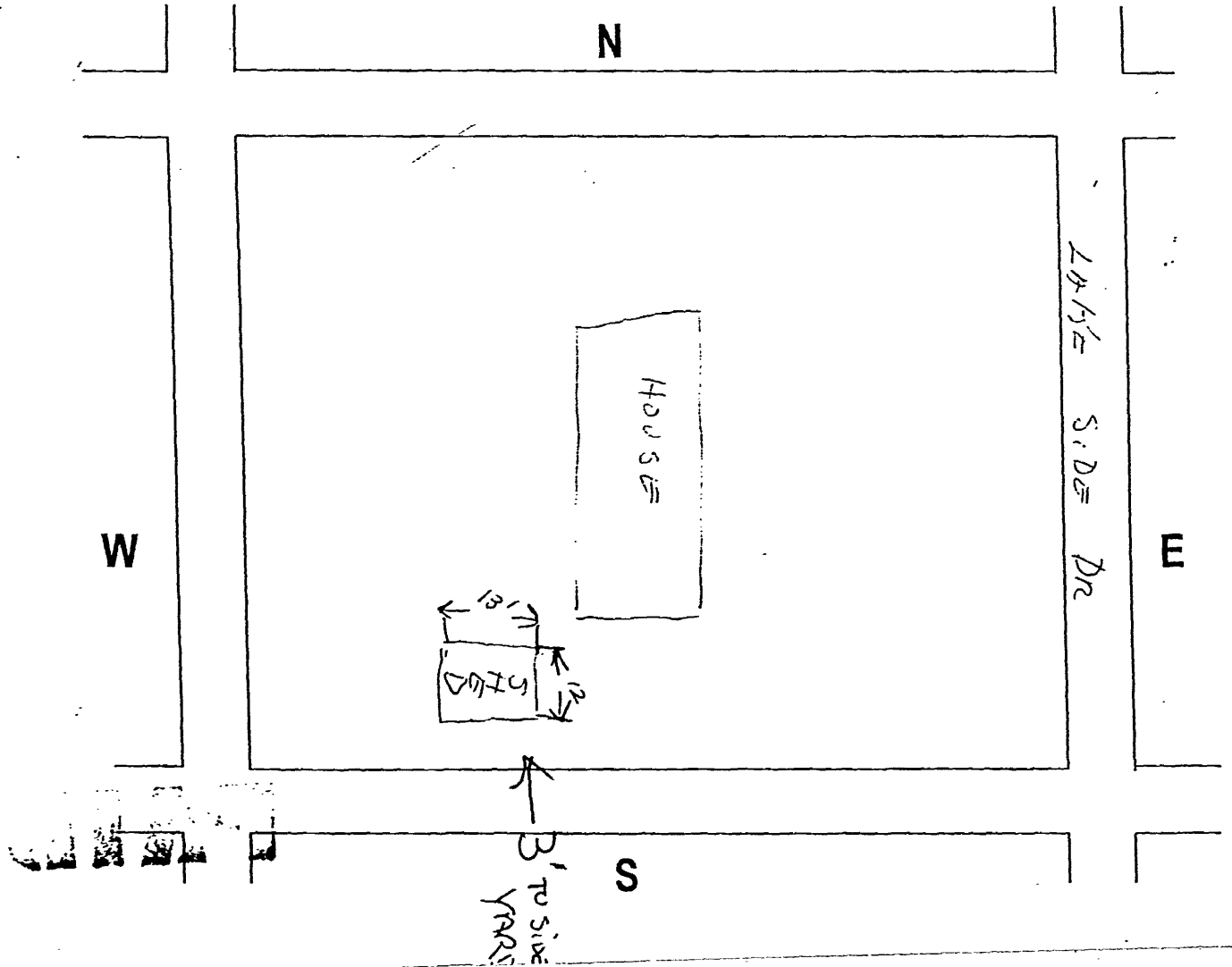
Robert M. M...
(Owner's Signature)

15 LAKE SIDE DR.
(Owner's Address)

PLOT PLAN

NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



SIDE

